120.0	0013	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	730,300 / 730,300
					USE VALUE:	730,300 / 730,300
					ASSESSED:	730,300 / 730,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KERBLE CHRISTINE
Owner 2:	KERBLE ALYSSA
Owner 3:	
Street 1:	92 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KERBLE JOSEPH W -
Owner 2:	RIZZO CHRISTINE & FRANK W -
Street 1:	92 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2097 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7643.000	275,800		454,500	730,300
Total Card	0.175	275,800		454,500	730,300
Total Parcel	0.175	275,800		454,500	730,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.28 /Parcel: 348.28

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77785
GIS Ref	
GIS Ref	
Insp Date	10/17/18

!9340!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0013-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	275,800	0	7,643.	454,500	730,300		Year end	12/23/2021
2021	101	FV	265,400	0	7,643.	454,500	719,900		Year End Roll	12/10/2020
2020	101	FV	265,300	0	7,643.	454,500	719,800	719,800	Year End Roll	12/18/2019
2019	101	FV	254,600	0	7,643.	454,500	709,100	709,100	Year End Roll	1/3/2019
2018	101	FV	254,600	0	7,643.	389,600	644,200	644,200	Year End Roll	12/20/2017
2017	101	FV	254,600	0	7,643.	363,600	618,200	618,200	Year End Roll	1/3/2017
2016	101	FV	254,600	0	7,643.	311,700	566,300	566,300	Year End	1/4/2016
2015	101	FV	211,400	0	7,643.	279,200	490,600	490,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:54:03

LAST REV

Date	Time
02/19/19	13:16:40
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9340

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KERBLE JOSEPH W	45242-38		5/25/2005	Family	99	No	No		
PERRY WALTER/ET	26925-151		12/20/1996		177,500	No	No		Y

USER DEFINED

Prior Id # 1:	77785
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2014	1648	Alterati	2,500					Install new steel
3/21/2001	154	Addition	25,000	C				16X26 GARAGE ADDIT
2/21/1996	36	Re-Roof	1,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Entry Denied	189	PATRIOT
5/6/2002	Permit Visit	PM	Peter M
2/16/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7643		Sq. Ft.	Site		0	70.	0.85	4									454,502						454,500	

Total AC/HA:	0.17546	Total SF/SM:	7643	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	454,502	Spl Credit		Total:	454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	3	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.33942866
Const Adj.:	1.00840676
Adj $ / SQ:	135.069
Other Features:	79236
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399710
Depreciation:	123910
Depreciated Total:	275800

COMMENTS

BK:11538 PG:443 22 223205 646-8778.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

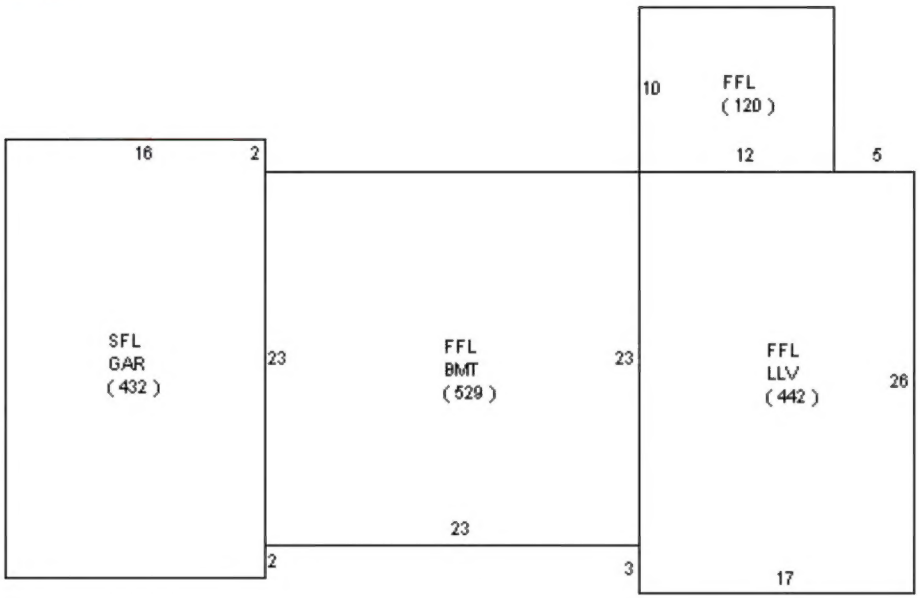
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.58
Special Features:	0	Val/Su Net:	94.26
Final Total:	275800	Val/Su SzAd	181.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,091	135.070	147,360
BMT	Basement	529	53.690	28,402
LLV	Lower Level	442	92.690	40,969
GAR	Garage	432	20.960	9,055
SFL	Second Floor	432	135.070	58,350

Net Sketched Area:	2,926			Total:	284,136
Size Ad	1523	Gross Area	2926	FinArea	2097

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	70	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

120.0-0013-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc